

WARRANTY DEED
NO TITLE WORK PERFORMED ON THIS PROPERTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, that Jo Ann Beverly Brown, Edwin Eugene Brown and Fred O. Beverly, III. (herein referred to as Grantors) do grant, bargain, sell, and convey unto Jo Ann Beverly Brown, a married woman, (herein referred to as Grantee) the following described real estate situated in the State of Alabama, County of Shelby, to-wit:

BEGINNING at a found metal "I" Beam standing 6" tall in Ring of Stones, painted yellow with yellow painted witness trees, locally accepted as the NW corner SW1/4 NW1/4 of Fractional Section 21, Township 1 West, Range 22 South, Huntsville Meridian, Shelby County, Alabama; the NW corner of the parcel being described and the Point of BEGINNING; THENCE N 88°57'08" E a distance of 1556.35' along the North line of the parcel to a point and the NE corner of the parcel as witnessed by an iron pin offset under existing East-West Fence line that is S 20°48'00" E 12.11' from true corner; THENCE S 20°48'00" E a distance of 1389.65' along the East line of the parcel and generally to an iron pin set as the SE corner of the parcel being described under an existing Barbed wire pasture fence; THENCE S 89°38'48" W a distance of 588.66' along the South line of the parcel to a point along said fence line; THENCE S 87°52'01" W a distance of 86.74' along the South line of the parcel to a point along said fence line;; THENCE S 85°44'34" W a distance of 52.00' to a point for corner accepted as the SE corner SW1/4 NW1/4 of Said section; THENCE S 00°28'20" E a distance of 1028.25' along a barbed wire fence to a point at a white oak tree on said fence line; THENCE S 06°13'34" W a distance of 45.16' to the point on an East-West fence line and point for corner along the parcel being described; THENCE S 89°06'50" W a distance of 1324.42' along the South line of the parcel following a yellow painted line to a found metal "I" Beam standing 4" tall and the SW corner of the parcel being THENCE N 00°02'26" W a distance of 2374.93' along the West line of the parcel and following said Yellow painted line to the Point of Beginning and containing an area of 3771294.11 square feet, or 86.58 acres, more or less;

SAID parcel lying in the SW1/4 NW1/4 the SE1/4 NW1/4 and the NW1/4 SW1/4 of said Fractional Section 21 as referenced above

Shelby County, AL 08/04/2015
State of Alabama
Deed Tax:\$169.00


20150804000267730 1/4 \$193.00
Shelby Cnty Judge of Probate, AL
08/04/2015 12:30:31 PM FILED/CERT

All the above described property being situated in Shelby County, Alabama.

The above deed description furnished by Grantors and Grantee.

Said property is not part of the homestead of the Grantors.

This conveyance is subject to any and all easements and rights of way of record.

Together with all and singular the tenements, hereditaments, and appurtenances there unto belonging or in anyway appertaining to any parcel or property transferred by this conveyance.

Prior Deed Reference: Deed Book 255 at Page 92

INST #1992-30740. 20141203000380300

TO HAVE AND TO HOLD the foregranted premises to the said Grantee, his heirs and assigns, forever.

And the Grantors do for themselves and for their heirs, executors and administrators, covenant with the said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors, and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever against the lawful claims of all persons.

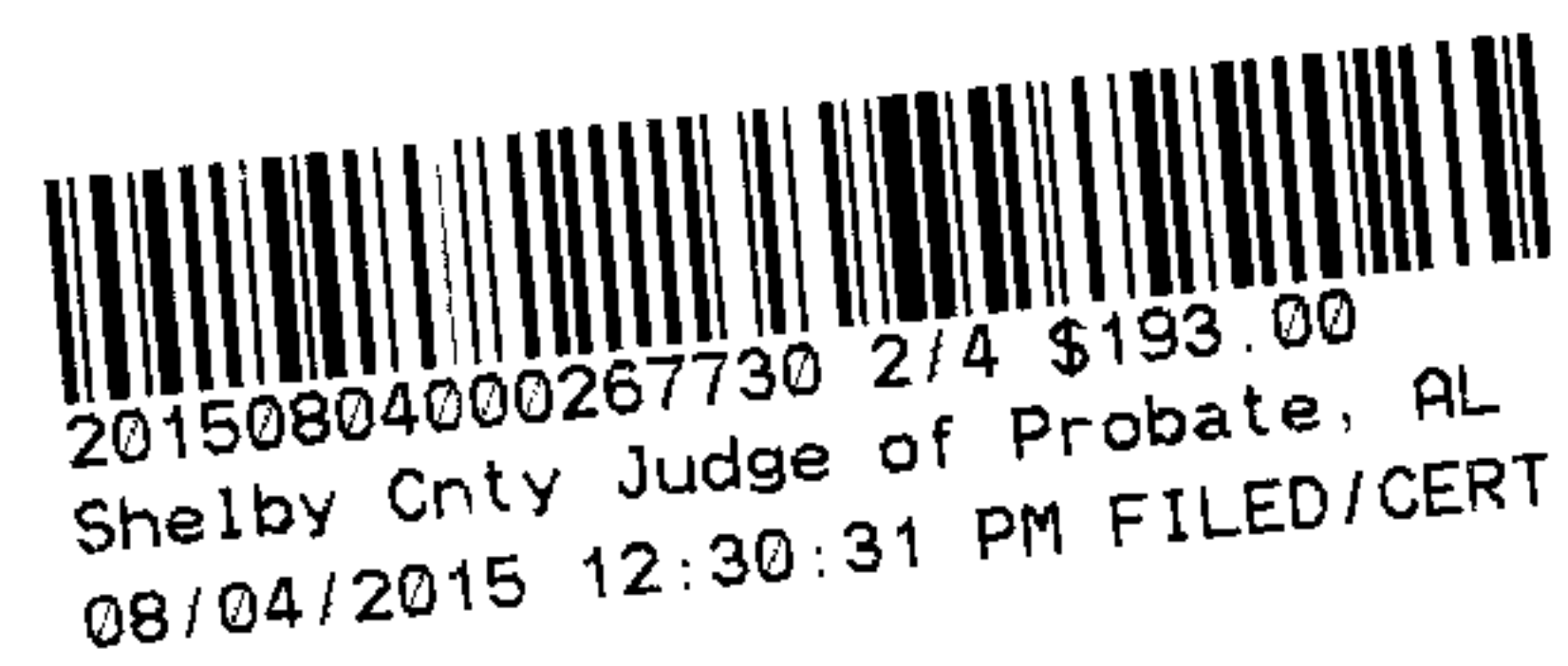
IN WITNESS WHEREOF, The Grantors have hereunto set their hands and seals on this the 4 day of ~~July~~, 2015.

August


Jo Ann Beverly Brown
Grantor


Edwin Eugene Brown
Grantor


Fred O. Beverly, III.
Grantor



STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public for the State of Alabama at large, hereby certify Jo Ann Beverly Brown and Edwin Eugene Brown whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me this day, that, being informed of the contents of this conveyance, they have executed the same on the day the same bears date.

Given under my hand and seal this 4 day of August, 2015.

Jessica K. Haller
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/22/18

STATE OF ALABAMA

COUNTY OF CLAY

I, the undersigned, a Notary Public for the State of Alabama _ at large, hereby certify Fred O. Beverly, III., whose name is signed to the foregoing conveyance and who are known to me, acknowledged before me this day, that, being informed of the contents of this conveyance, he has executed the same on the day the same bears date.

Given under my hand and seal this 4 day of August, 2015.

Jessica K. Haller
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/22/18

This instrument prepared by:

John Keith Warren

P.O. Box 566

Ashland, Alabama 36251

256-354-5711


20150804000267730 3/4 \$193.00
Shelby Cnty Judge of Probate, AL
08/04/2015 12:30:31 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Fred O Beverly III
Mailing Address 3034 State Lake Road
Lineville, AL 36266

Grantee's Name John Beverly Brown
Mailing Address 2475 Huntington Glen Dr
Birmingham, AL 35226

Property Address 5847 Hwy 86
Calera AL 35040

Date of Sale 4 Aug 15
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 253,402 ^{2/3=} 168,934



20150804000267730 4/4 \$193.00
Shelby Cnty Judge of Probate, AL
08/04/2015 12:30:31 PM FILED/CERT

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referred above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Attest

☒ Unattested

Karen Melsen
(verified by)

Print

Fred O. Beverly III

Sign

Fred O. Beverly III

(Grantor/Grantee/Owner/Agent) circle one